

**CITY OF FRANKLIN  
PLAN COMMISSION MEETING MINUTES  
FEBRUARY 20, 2003**

**CALL TO ORDER**

- I. Mayor Klimetz called the regular meeting of the Plan Commission of February 20, 2003, to order at 7:01 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin.

Present were Mayor Klimetz, Alderman Dorsan, Commissioners Bennett, Knueppel, Ritter, Skowronski and Ziegenhagen. Also present was Planning Manager Buratto.

**MINUTES-  
2/6/2003**

- II. Commissioner Skowronski moved to approve the minutes of the regular meeting of February 6, 2003 amended as follows: Item II.B. to read "reduced details". Planning Staff was directed to not include City Attorney Wesolowski on the Roll Call as the City Attorney is an advisory to the Plan Commission. Seconded by Commissioner Bennett. All voted Aye; motion carried.

**PUBLIC  
HEARING-  
REZONING**

- III. The public hearing for the rezoning of a parcel currently zoned R-2 Estate A-1 Single Family Residence District to A-1 Agricultural District located at 9623 S. 92 Street, NE 1/4 of Section 29, for Laura Schneider was opened at 7:05 p.m.

Mary Kay Buratto presented the request to Commissioners and the Public.

No one spoke in favor or against the request.

The public hearing was called to a close at 7:13 p.m.

**PUBLIC  
HEARING-  
REZONING**

- III. The public hearing for the rezoning of a parcel currently zoned R-3 B. Suburban/Estate Single Family Residential District to Mixed Use with R-3 suburban/Estate Single Family Residence District Option 2 and R-7 Two Family Residence District Option 1 located at 9209-9335 West St. Martins Road, NE 1/4 of Section 20, for Carity Land Corp. was opened at 7:18 p.m.

The applicant petitioned the Plan Commission for recommendation to rezone legal descriptions #1 and #3 to R-3 Option 2 and legal description #2 to R-7 Option 1.

Several members of the public spoke of their concerns regarding drainage issues, flooding of nearby properties and traffic circulation. One person asked that the proposed open space not become a park. Two people spoke against the proposed duplex development. Alderman Bergmann expressed concerns about the proposed density and stormwater drainage. He also believes that an environmental impact study should be done.

No one else spoke in favor or against the request.

The public hearing was called to a close at 8:41 p.m.

Commissioner Ziegenhagen moved and Commissioner Skowronski seconded to refer the rezoning petition to the March 20, 2003 Plan Commission meeting for recommendation.

MONUMENT  
SIGN-  
FRANCISCAN  
FRIARS

- IV. Commissioner Ritter moved to table the request by Franciscan Friars to
- A. locate a residential monument sign at 9230 W. Highland Park Drive, SE 1/4 of Section 17 and to require additional information on what the UDO requires for sign materials be presented to the Plan Commission at their regular meeting on March 6, 2003.

Seconded by Commissioner Dorsan. Upon voice vote, all voted 'aye'.  
Motion carried.

SITE PLAN  
AMENDMENT-  
PDD #29

- IV. Commissioner Knueppel moved to recommend to Common Council the
- B. minor site plan amendment to Planned Development District #29 for the Theater located south of 8800 South 102nd Street, NW 1/4 of Section 20 with conditions per the Fire Department review.

Seconded by Commissioner Skowronski. Upon voice vote, all voted 'aye'.  
Motion carried.

CONCEPT  
REVIEW-  
STRAUSS VEAL

- IV. Plan Commissioners supported the concept review for future additions.
- C. Additions and site-related changes need to come back for review and approval when the applicant is ready to move forward with his plans.

SITE PLAN-  
STRAUSS VEAL

- IV. Commissioner Skowronski moved to approve the site plan petition by
- D. Strauss Veal Inc., for an addition to an existing building in the M-1 Limited Industrial District, located at 9775 South 60 Street, NE 1/4 of Section 27 as presented.

Seconded by Commissioner Bennett. Upon voice vote, all voted 'aye'.  
Motion carried.

PLANNED  
DEVELOPMENT  
DISTRICT #23  
AMENDMENT

- IV. Commissioner Ritter moved to recommend approval to Council the petition
- E. by Payne & Dolan/Franklin Aggregates to relocate the sales operation/scale office building in Planned Development District #23 as required as a condition of Planned Development District approval, located at 6211 West Rawson Avenue, NE 1/4 of Section 10.

Seconded by Commissioner Dorsan. Upon voice vote, all voted 'aye'.  
Motion carried.

MINOR SITE  
PLAN

- IV. Commissioner Ritter recused himself from the discussion and the voting.
- F.

AMENDMENT-  
NORTHWESTERN  
MUTUAL LIFE

Motion by Commissioner Dorsan to recommend approval to the Council the petition by Northwestern Mutual for minor site plan changes for property located at One Northwestern Mutual Way, SE and SW 1/4 of Section 12. Site plan changes included placement of signage, relocation of the cooling towers, internal road alignment and Natural Resource Protection Plan.

Seconded by Commissioner Skowronski. Upon voice vote, all voted 'aye' with Commissioner Ritter abstaining. Motion carried.

PRELIMINARY  
PLAT- FOREST  
HILL  
HIGHLANDS

- IV. Commissioner Skowronski moved to recommend approval to the Common Council the petition by United Financial Group for a 20-lot Single Family Subdivision preliminary plat, zoned R-5 Suburban Single Family Residential District, located at approximately 88th and Lake Pointe Drive, SW 1/4 of Section 16 with South 88 Street changed to Golden Lake Way on the plat, and Acre Court to be renamed.

Seconded by Commissioner Dorsan. Upon voice vote, all voted 'aye'. Motion carried.

ZONING TOOLS  
FOR QUALITY  
DEVELOPMENT

- IV. Following a discussion on the pros and cons of increasing the density for elderly housing in the R-8 district versus amending the Planned Development District (PDD) regulations to allow PDD development on parcels less than 20 acres, Commissioners tabled the item and asked staff to look into how the changes would be reflected in new ordinance language.

PLANNING  
DEPARTMENT  
PROCEDURES

- IV. Planning Manager Buratto distributed copies of the various cover sheets and I. checklists for development review. Included was a listing of submittal deadlines, staff review deadlines and deadlines for applicants to submit revisions. They are still works in progress and Planning Staff anticipates having them ready for use the week of March 3, 2003.

REPORT ON  
COMMON  
COUNCIL  
ACTIONS

- V. No action was taken regarding report and discussion of Council actions.

ADJOURNMENT

- VI. Commissioner Skowronski moved and Commissioner Bennett seconded a motion to adjourn the regular meeting of the Plan Commission at 10:20 p.m. Upon voice vote, all voted 'aye'. Motion carried.